PREPARED BY: (KEIU
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 221042789

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,090,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of November, 2022.

Notary Public
My Commission Expires: 3/7/26

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 942718 **DEEDWARR**
11/18/2022 09:55:08 AM 2 pgs
Fees: $13.00 Taxes: $4,033.00

20221118-0122677

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Amanda Mun-Ting Ip and Nathan Affolter 119 Abbeywood Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 131 06 0F 030.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cherie Meyer Moore, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nathan Affolter, unmarried man, and Amanda Mun-Ting Ip, unmarried woman, as Joint Tenants with Rights of Survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 30 on the Plan of Burton Hills Village of Abbeywood, Tract 21, of record in Plat Book 6900, Page 223, as amended in Book 7147, Page 423, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cherie Meyer Moore, unmarried, by Warranty Deed from Clayton B. Tata, a married man, of record in Instrument No. 20160615-0060743, in the Register's Office of Davidson County, Tennessee, dated June 10, 2016 and recorded on June 15, 2016.

The execution of this instrument is affected by the signature of Timothy Meyer Moore and Aimee Catherine Moore as Attorney-in-Fact for Cherie Meyer Moore, which Power of Attorney is recorded in Instrument No. 20221117-0122452 Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Burton Hills, Village Of Abbeywood, Tract 21, as recorded in Plat Book 6900, Page(s) 223 amended in Book 7147, Page 423.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6517, Page 522, as amended in Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691, Book 7146, Page 188 and amended in Book 9882, Page 733.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7146, Page 193, Assignment of Rights and Status of Developer recorded in Book 8967, Page 727, and amended in Book 9790, Page 987.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 6326, Page 588.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants and Agreements recorded in Book 11407, Page 927 amended in Instrument No. 20031219-0181028.

Easement for Sanitary Sewers and Storm Drainage, recorded in Book 3702, Page 250; Book 4298, Page 491 and Book 7519, Page 978.

Easement for Driveway, recorded in Book 10859, Page 13.

Easement for Water and Sewerage Services, recorded in Book 7275, Page 826; Book 7240, Page 543; Book 7240, Page 605.

Easement recorded in Book 9193, Page 523.

Agreements as set forth in instrument recorded in Book 6470, Page 383; Book 6655, Page 47; Book 7147, Page 411 and Book 7147, Page 416.

This is improved property located at 119 Abbeywood Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of November, 2022.

Cherie Meyer Moore
by Timothy Meyer Moore as Co-Attorney-In-Fact

Cherie Meyer Moore by Timothy Meyer Moore, as Co-Attorney-In-Fact

Cherie Meyer Moore
by Aimee Catherine Moore, Co-attorney in-fact

Cherie Meyer Moore by Aimee Catherine Moore, as Co-Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy Meyer Moore and Aimee Catherine Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Attorney-in-Facts for Cherie Meyer Moore, and they are authorized by Cherie Meyer Moore to execute this instrument on their behalf.

Witness my hand, at office, this 17th day of November, 2022.

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

Notary Public
My Commission Expires: _____